

## **Neighborhood Enhancement Project**

### **1004 Dousman Street, Green Bay, WI 54303**

The Redevelopment Authority (RDA) of the City of Green Bay is requesting proposals for purchase and rehabilitation of 1004 Dousman Street, Green Bay, WI 54303. The goal of this project is to rehabilitate this residence for owner-occupancy. Proposals submitted must meet the guidelines as described below. **Proposals must be submitted to the Office of the Redevelopment Authority by the second to last Wednesday of each month in order to be considered for selection at the following month's RDA meeting.** Staff will review each proposal submitted and will rank them based on the grading scale below. The RDA reserves the right to deny any proposal based on the score received, as determined by the staff of the City of Green Bay.

Information	
Assessed land value*	\$11,500
Assessed house value*	\$58,400
Total Assessed value*	\$69,900
Fair Market value*	\$71,745.36
Parcel Number	5-330
Lot Size	41' X 120'
Building Sq. Footage	1,179 SF
Age of Building	110 years
Style	Old Style 2 Bedrooms – 1 Bathroom
Present Use	Single-family house.

\*Estimated values

**A building walkthrough will be required** for any developer who wishes to submit a proposal for this project. Each developer will be allowed a single, one hour walkthrough. Arrangements should be made at this time for any sub-contractors or interested parties to attend. Developers may request a walkthrough by emailing the contact information below or calling 920-448-3354.

**For your proposal**, please provide the following information as well as any other information you feel is pertinent:

- Provide the developer's name, address, telephone number and email address.
- Describe the project. Provide a scope of work listing items to be rehabilitated and the type of materials to be used. (At this time it is understood that the plans are preliminary.) Quality materials should be utilized for project and should be medium to high grade in nature. Scope of work should also include yard and landscaping plans. Property will need to be code compliant when complete. A list of currently known violations, per the City of Green Bay, is attached.
  - The development should be compatible with the scale and character of the existing neighborhood. Things such as siding and exterior trim must be consistent, in design, with the greater neighborhood architecture. Proposals should reflect careful evaluation of the project's relationship to the adjacent residential neighborhood.

- State the estimated rehab investment costs as well as expected sales price for completed project. Developer should provide a budget for rehab costs. This should include a detailed and comprehensive breakdown of all costs. Developer will be responsible for the costs of obtaining all building permits. **A purchase price of \$5,000** will be required for this property.
- Developer must provide a timetable for the rehabilitation activities including start and completion dates as well as a final goal for attaining occupancy of the property. Briefly discuss other projects (if any) that may limit the developers ability to complete this project in a timely manner.
- Proposals should identify planned sources of financing for site acquisition and rehabilitation costs of the project. Attach any proof of funding sources; i.e. bank statements, loan approvals, etc.
- Explain the developer's qualifications and related experience in rehabilitating properties. Discuss how the property will be marketed. Provide any examples of previous projects that may relate to this type of rehabilitation. Provide a list of contractors/ subcontractors to be used for this project.

**Selection Criteria** will be graded as follows:

<b>Factor</b>	<b>Point Value Up to</b>
<b>Investment</b>	<b>28</b>
Structural analysis	(4)
Layout	(4)
HVAC & utility analysis	(4)
Interior finishes	(4)
Exterior & landscaping	(4)
Expenses	(4)
Expected sell price	(4)
<b>Capacity</b>	<b>8</b>
Time to complete	(4)
Ability	(4)
<b>Financials</b>	<b>4</b>
Funding sources	(4)
<b>Experience</b>	<b>8</b>
Marketing strategy	(4)
Previous projects	(4)
<b>Total Points</b>	<b>48</b>

**Grading scale:** Exceptional Substandard

4 3 2 1 0  
A B C D F

**City of Green Bay staff will contact developers once a proposal is selected.**

Upon selection of a proposal, City staff will present the proposal to the RDA for final approval. A development agreement will be executed between the RDA and the chosen developer following the approval.

**Questions and comments** shall be submitted in written form or emailed to the contact information provided below. No questions will be answered by phone.

**Contact: Ken Rovinski, [kennethro@greenbaywi.gov](mailto:kennethro@greenbaywi.gov)**

**Mailing address:**

**100 N Jefferson Street, Room 608  
Green Bay, WI 54301**

## **VIOLATIONS NOTICE:**

**23.23(1)(d)** Windows/Doors: Replace all windows and doors. The upper south window at end of hallway must consist of tempered glass.

**23.23(1)(b)** Walls/Floors/Ceilings: Replace all walls/ceilings (to include insulation/drywall); replace deteriorated flooring. Basement beams shall be evaluated or column footings shall be installed and posts shall support the beams.

**13-1717** Parking areas and driveways: Submit a site plan, obtain a permit and install a hard surfaced driveway.

**23.23(1)(f)** Damaged Stoop / Stairs / Deck / Porch: The damaged front stoops shall be reconstructed.

**23.23(1)(a)** MAINTENANCE OF FOUNDATIONS, EXTERIOR WALLS, ROOFS. Every foundation, exterior wall, and roof shall be weather-tight, water-tight, and insect-proof, shall be rodentproof, and shall be kept in a good state of maintenance and repair. Tuckpoint the entire foundation. The roof system shall be evaluated and repaired to remove the sag in the roof. The dormer that was installed shall be reviewed, and the roof shall be properly vented.

**23.23(1)(f)** Interior Maintenance: Install grippable handrail at stairways.

**15.05(1)** BUILDING PERMIT REQUIRED. No person shall erect or construct any building or structure, or shall add to, enlarge, move, improve, alter, convert, extend, or demolish any building or structure or cause the same to be done, or shall commence any work covered by this chapter on any structure without first obtaining a building permit. Additional work requiring permits includes the construction of sheds, fences and replacement of or additions to driveways. Owner or contractor shall obtain a building permit prior to any renovations.

**SPS 328.04** CARBON MONOXIDE DETECTORS shall be installed and maintained in accordance with s.101.647(2) to (6) in all one and two-family dwellings. Install detectors in the basement and on each floor except the attic and storage area. By state statute you have 5 days to comply with the above. Install according to above specifications.

**SPS 328.03** SMOKE DETECTORS. There are missing and/or inoperable smoke detectors in these units. Smoke detectors must be installed in the basement and on each level in each unit. By state statute you have 5 days to make all required smoke detectors operable. Install according to above specifications.

**23.24(1)** Detached Garage / Shed / Structure: Scrape & repaint the deteriorated trim round overhead garage door.

**8.11(3)(a)(1)** Unsightly Growth: Trim and maintain the overgrowth and weeds around house and garage.

**NEC 230** ELECTRICAL: Clear exterior service conduit and meter of all shrubs.

**NEC 300** ELECTRICAL: Install all missing cover plates and junction box covers throughout home.

**NFGC** WATER HEATER IS MISSING THE DRAFT HOOD FOR THE EXHAUST. THIS MUST BE REPLACED AND BROUGHT IN COMPLIANCE. REMAINDER OF HVAC SYSTEM SEEMSTO BE INTACT BUT WILL NEED TO BE COMPLETELY TESTED AND INSPECTED BY QUALIFIED INDIVIDUAL.

**NEC 210** ELECTRICAL: Lower bath GFCI receptacle not working when tested. Replace with new.

**382** ALL PLUMBING SYSTEMS MUST BE MAINTAINED IN SAFE AND SANITARY MANNER. WHILE THE PLUMBING APPEARS TO BE INTACT IT WILL NEED TO BE GONE THROUGH AND VERIFIED BY QUALIFIED INDIVIDUAL.